

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 2/21/2023 6:00 p.m.**

PRESENT:	Jason Coppieters	Commissioner- Chair
	Scott Mildenhall	Commissioner- Vice Chair
	Dean Lester	Commissioner
	Cindy McConkie	Commissioner
	Roger Manning	Commissioner
	Steve Barsuhn	Commissioner

EXCUSED:	Mandi Richens	Commissioner
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ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Alison Law	Applicant
	Cody Garrison	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #23-009 / Conditional Use Permit ¹ / Bed & Breakfast / 314 West 500 North
Derek and Alison Law

Application #23-010 / Subdivision Amendment / Wayneco Subdivision Phase 1 First
Amendment / Combine Lots 2 and 3 / 1265 West 300 North / Cody Garrison and Grant
Goldman, Ambrose Services, LLC

Application #23-011 / Permitted Use Permit / Warehouse and Tire Retread Facility /
1265 West 300 North / Cody Garrison and Grant Goldman, Ambrose Services, LLC

Training

REGULAR MEETING

Regular session opened at 6:00 p.m. by Commissioner Coppieters and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Barsuhn made a motion to approve the minutes for February 7, 2023 meeting. The motion was seconded by Commissioner Lester passed unanimously.

Application #23-009 / Conditional Use Permit ¹ / Bed & Breakfast / 314 West 500 North Derek and Alison Law

The applicants are seeking approval for a Bed and Breakfast at their home. A Bed and Breakfast use is a conditional use permit in the residential districts and subject to conditions outlined in City Code Section 29.05.240 and the definition. The request is to use the basement area with two (2) bedrooms for the Bed and Breakfast.

Bed and Breakfast Facility. A dwelling meeting the requirements of Section 29.05.240, in the Supplementary and Qualifying Regulations Chapter of this Title, which rooms are rented out by the day offering overnight lodgings to travelers and where one or more meals are provided by the host family, the price of which is included in the room rate.

The only concern from the neighbors is the applicant's RV taking up the needed parking spots for the bed and breakfast. However, the applicant stated that the RV is up for sale, opening up the required parking.

Questions and comments from the Planning Commission:

1. Is there a limit to how many people can stay at one time ?
Response from applicant: Brigham City code does not state how many people can stay in each room. However, there will never be more than two additional cars.
2. Striping the driveway with specific spots for the Bed and Breakfast would help alleviate neighbors' concerns about additional cars.
3. Are there any renovations still needed?
Response from applicant: There is some painting still needed.

Motion: Commissioner Manning made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-009 subject to Staff comments, Findings of Fact, and stipulations as noted with the added stipulation that striped parking be used to designate guest parking. It was seconded by Commissioner Barsuhn and passed unanimously.

Application #23-010 / Subdivision Amendment / Wayneco Subdivision Phase 1 First Amendment / Combine Lots 2 and 3 / 1265 West 300 North / Cody Garrison and Grant Goldman, Ambrose Services, LLC

The applicants desire to amend the Wayneco Subdivision to combine Lots 2 and 3 to accommodate the construction of a tire retread and warehouse building facility (see Application #23-011). This application will go before the Planning Commission for their recommendation to the City Council. This petition will impact no easements.

Application #23-011 / Permitted Use Permit / Warehouse and Tire Retread Facility / 1265 West 300 North / Cody Garrison and Grant Goldman, Ambrose Services, LLC

The City has received an application for a proposed 238,610 sq. ft. industrial building for a tire retread, warehouse, training center, and office facility.

The site location is Lot 2 and Lot 3 of the new Wayneco Subdivision. The proposed building extends across both properties, which requires a plat amendment to combine the two lots. The subdivision amendment application has been submitted (see Application #23-010). This application will go before the Planning Commission and is subject to the plat amendment.

Questions and comments from the Planning Commission for #23-010 and #23-011:

1. Where will the truck traffic be on the property?
Response from applicant: All truck access is on the north side of the property.
2. Does the warehouse have new tires and retread tires?
Response from applicant: Love's only sells retread tires.
3. How many of these facilities do they have across the country?
Response from applicant: There are seven facilities across the United States.
4. Is the landscaping mostly grass?
Response from applicant: The landscaping is grass with trees. However, they are open to options that require less water.

Motion: Commissioner Barsuhn made a motion that the Planning Commission recommend approval of application #23-010 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Mildenhall and passed unanimously.

Motion: Commissioner Lester made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-011 subject to Staff comments, Findings of Fact, and stipulations as noted with the added stipulation that the applicant will work with Staff on appropriate low-water landscaping. It was seconded by Commissioner Manning and passed unanimously.

Training: Cancelled – it will be rescheduled

Motion to adjourn

Motion: A motion was made by Commissioner Mildenhall to adjourn. The motion was seconded by Commissioner McConkie and passed unanimously.

The motion passed unanimously and the meeting was adjourned at 7:05 pm.

This certifies that the regular meeting minutes of February 21, 2023 , is a true and accurate copy as approved by the Planning Commission on March 7, 2023

Signed: _____

Sarah-Jane Martin, Administrative Assistant